

REA

GRIMES



MIXED ZONED DEVELOPMENT LANDS – c9.21 acres/3.73 hectares
FPP FOR NURSING AND CONVALESCENT HOME FACILITY

FOR SALE BY PRIVATE TREATY

**SUPERB DEVELOPMENT OPPORTUNITY AT CLANE,
CO. KILDARE**

GUIDE PRICE: €1,000,000

DESCRIPTION

The mixed zoned lands (c9.21 acres/3.73 hectares- Folios KE63230F and KE55408F) represent an important development opportunity situated close to the village of Clane.

Full Planning Permission has been granted under planning reference 06/2674 for the development of a 92 bedroom two storey and single storey nursing and convalescent home facility and for the further construction of 40 single storey two-bedroom retirement terrace homes. We understand that this grant of planning permission has been extended and is due to expire in July 2019.

Under the Clane Local Area Plan 2017-2023, the entire lands are currently zoned under two different land use objectives

Zoning use	Size
C – New Residential	C3.75acres (1.5 hectares)
F2 - Open Space	C4.8 acres (1.9 hectares)

The LAP vision is to extend the urban area of Clane through new residential development and open space and amenity.

The land is currently mainly in grass and trees. The lands are bounded by the River Liffey to the east and adjoins what is currently farm lands (zoned residential) to the north, south and west.

Located in an area that is approximately 1-1.2km from the centre of Clane which equates to 8-10 minutes' walk to the town centre. Two housing developments are within close proximity.

LOCATION

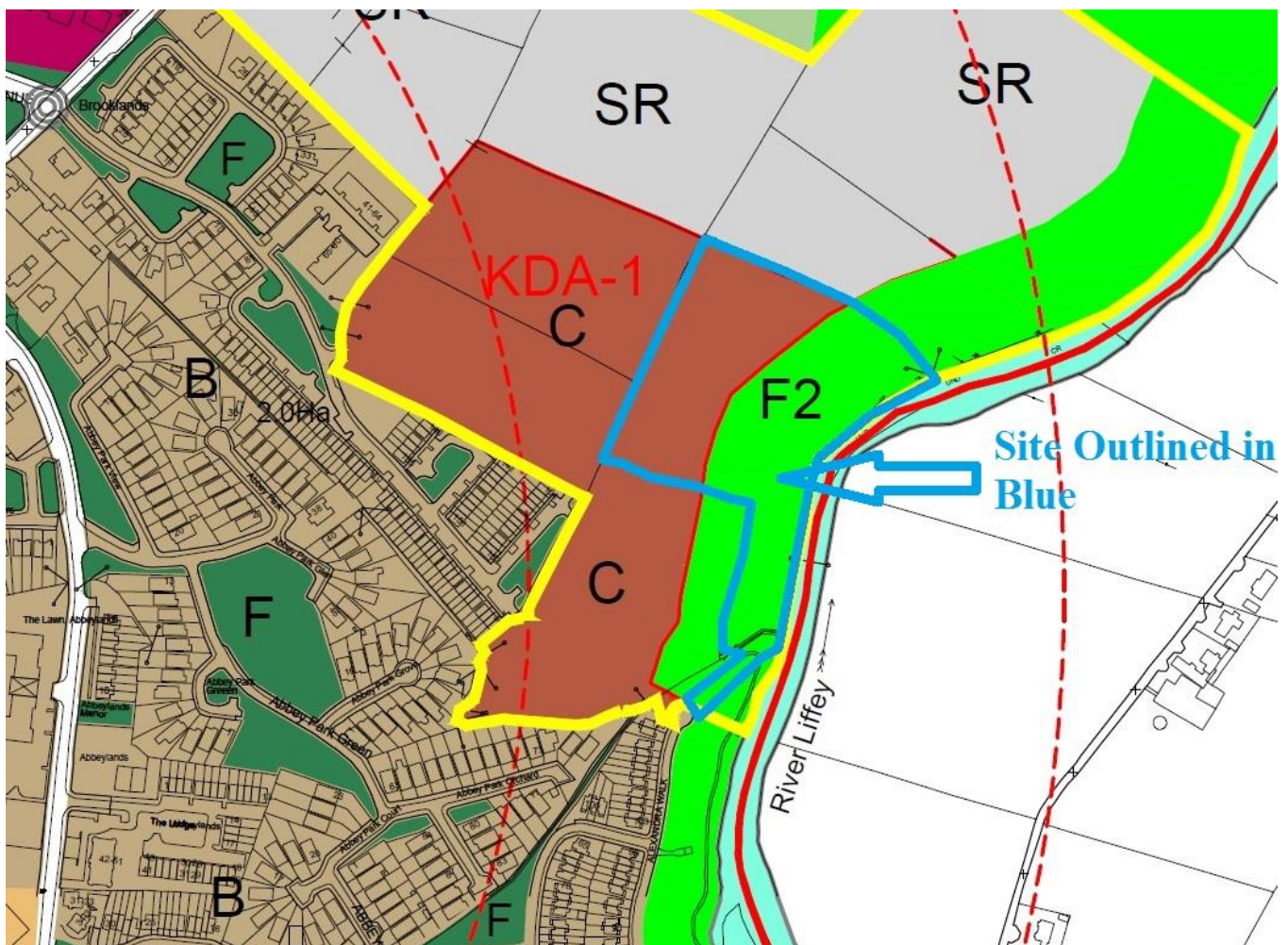
Clane is a thriving town recently developed as a dormitory town for Dublin which lies 32km to the east. Naas is approx. 8 km to the south. The subject land is located on the outskirts of the town close to the Alexandra and Abbey housing developments and is adjacent to the River Liffey. Under the conditions attached to the planning permission a buffer zone of 41 metres shall be maintained along the River Liffey.

A commuter railway station in Sallins, approximately 6 km from Clane, has a regular service to Dublin. The town is also served by Bus Éireann, which operates regular bus service between Edenderry and Dublin. A rapid town link service, provided by private operator JJ Kavanagh and Sons operates hourly between Clane, Sallins and Naas.

There are numerous local amenities available in Clane including sports clubs, restaurants, pubs and shops together with primary and secondary schools. The county town of Naas approx. 8 km away has a wide range of shopping centres, hotels, restaurants, leisure facilities and schools.

FEATURES

- Prime mixed zoned development lands
- FPP for Nursing and Convalescent home facility
- Land contained within KDA1 of the Clane LAP 2017-2023
- LAP vision is to extend the urban area of Clane through new residential development and open space and amenity
- Excellent location in Clane on the fringe of development
- All services in the vicinity of and adjacent to lands
- Direct access to the M7 Dublin Limerick motorway





GUIDE PRICE

€1,000,000

LEGAL

VIEWING

By appointment / any reasonable hour

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Disclaimer: These particulars are issued on the understanding that they will not form part of any contract., and that all negotiations are carried out through Paul Grimes & Associates Ltd. All descriptions, dimensions etc. are given in good faith and are believed to be correct, but any intending purchasers are encouraged to inspect the property for themselves.



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